

# Standard SMSF - Residential

## Highlights

- Max LVR: 80%
- Max Loan Amount: \$1,000,000
- Promotion Rate: 7.69% LVR 60%
- NO Liquidity Required
- Rental Income 90% for serving
- Accept Min. Living Area 40 sqm and Rural property Land Size 10 hectares

## Product Parameters

<b>Loan Amount (per security)</b>	Min: \$150,000 Max: \$1,000,000
<b>Maximum LVR</b>	Up to 80% include Metro High Density Metro, 70% non-metro High Density
<b>Lenders Mortgage Insurance</b>	Nil. Under 80%
<b>Loan Term</b>	Up to 30 years (available for 40 years refer to BDM)
<b>Borrower</b>	SMSF Trustee/s
<b>Mortgagor</b>	Property Trustee (Bare Trust)
<b>Guarantors</b>	Loans must be supported by personal guarantee(s) required from all members/beneficiaries of the SMSF
<b>Credit History</b>	Clear credit history is required for: <ul style="list-style-type: none"> <li>• SMSF directors</li> <li>• SMSF Beneficiaries</li> <li>• SMSF Trustees and Security Custodian</li> </ul> No Defaults, Minimum Credit Score 600
<b>Loan Purpose</b>	New Purchase/Refinance (No Equity Release or Cash out as government regulation)
<b>Acceptable Securities</b>	Loans must be secured by a single asset comprising a residential property (house, unit or townhouse) within Category 1 and 2 Some exclusions include (but not limited to): <ul style="list-style-type: none"> <li>• Land / Construction / Owner Occupied / Home Improvement / Non-arm's Length Transaction</li> </ul>
<b>Deposit/Equity</b>	<ul style="list-style-type: none"> <li>• No Liquidity Requirements</li> </ul>
<b>SMSF Documents</b>	<ul style="list-style-type: none"> <li>• Certified copy of the Trust Deed</li> <li>• Certified copy of the Property Trust Deed (the Bare trust deed)</li> <li>• Latest 2 years SMSF Tax Return and Financial Statement (case by case)</li> <li>• Investment Strategy from Accountant or Financial Planner</li> <li>• SMSF recent 12-months bank statement to confirm the super contribution</li> <li>• Summary of SMSF Contributions (Not mandatory)</li> </ul>
<b>Income Documents</b>	<p><b>PAYG</b></p> <ul style="list-style-type: none"> <li>• Latest 2 payslips (PAYG)</li> <li>• PAYG Contractor on TFN (minimum 1 year)</li> </ul> <p><b>Self-Employed</b></p> <ul style="list-style-type: none"> <li>• Last 2 years company tax returns and financial statements</li> <li>• Last 2 years individual tax return and tax assessment notices</li> <li>• ABN Contractor Paying GST (minimum 2 years)</li> </ul>

**Servicing**

- 90% of Rental income
- 100% of mandatory contributions
- 100% of voluntary contributions when evidenced over 2 years statements.
- 90% of investment earnings of SMSF Negative gearing benefits permitted (15% tax)
- Minimum \$1500 required for SMSF servicing, such as annual auditing and compliance. A lesser amount can be used if evidenced

## Product Features

**Online Banking**

<https://loanone.emms.net.au/security/login>

**Repayment Methods**

- Direct debit from nominated bank account or Direct Credit
- Additional repayments available for variable rate loans only via direct salary credit/BPAY credit

**Repayment Options**

- Monthly, fortnightly or weekly
- Principal and Interest OR Interest Only up to 10 years

**Additional Repayments**

- Additional payments can be made by the SMSF
- Fixed Loan maximum \$20,000 per year

**Loan Splits**

Up to 4 splits allowed

**Offset/Redraw**

Offset available. Redraw not available by legislation.

## Structure of the Loan

